

8935 trap pole

PARCEL # 02
13-40-~~11~~-08-002
13-40-11-01-001 *GNA*

Land to remain as Raymond Thinger share
of Raymond & Floyd Thinger property
1/8/86

Situated in the State of Ohio, County of Muskingum,
Township of ~~Clay~~, T 14, R 14, part of the Southeast
Quarter of Section 2 and the Northeast Quarter of
Section 11, bounded and described as follows:

Commencing at an iron pin at the Southwest corner of
the Southeast Quarter of Section 2; thence North 1°
24' 36" West on section line 849.48 feet; thence
leaving section line North 89° 27' 18" East 758.48
feet to an iron pin the place of beginning; thence
continuing North 89° 27' 18" East 939.69 feet to
an iron pin; thence South 37° 09' East 495.49 feet
to an iron pin; thence South 28° 58' West 73.45 feet
to an iron pin; thence South 67° 58' East 88.41 feet
to an iron pin; thence North 51° 19' East 174.33
feet to an iron pin; thence South 14° 13' 41" West
495.55 feet to an iron pin; thence South 7° 40' 37"
West 759.43 feet to an iron pin; thence South 89°
21' 35" West 1129.74 feet to an iron pin; thence
North 1° 24' 38" West 1640.49 feet to the place of
beginning, containing 44.72 acres more or less.
17.84 acres being a part of Auditors Parcel No.
13-13-40-02-08-000 and 26.88 acres being a part of
Auditors Parcel No. 13-13-40-11-01-000.

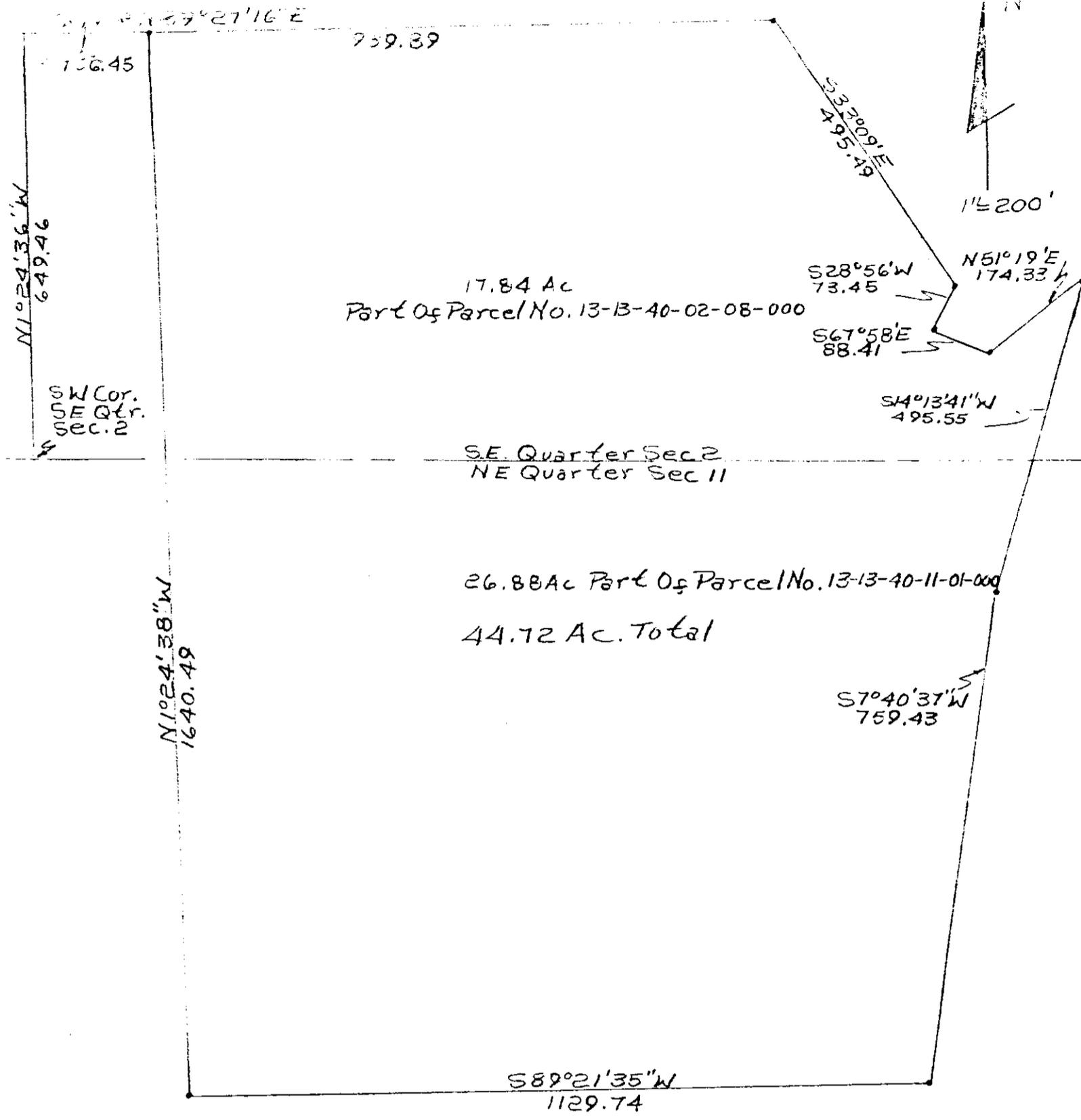
Bearings are based on the West line of the Southeast
Quarter of Section 2 bearing North 1° 24' 36" West.

Survey & Recording By:

R. L. Niels
R. L. Niels
Registered Surveyor No. 5410

**OFFICE COPY
NOT RECORDABLE**

OK WAD
1-13-86



17.84 Ac
Part Of Parcel No. 13-13-40-02-08-000

SE Quarter Sec 2
NE Quarter Sec 11

26.88 Ac Part Of Parcel No. 13-13-40-11-01-000

44.72 Ac. Total

• = Iron Pins

**OFFICE COPY
NOT RECORDABLE**
Survey Of Land Retained By
Bryman & Ihinger 1/8/86
Bryman & Ihinger Daniels Reg. Surveyor
No. 5410.
Muskingum County, Newton
Township, T14, R14, Part Of
The NE Qtr Sec. 11, + SE Qtr.
Sec. 2

DESCRIPTION OF 45.591 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Clay, being part in the southeast quarter of Section 2 and part in the northeast quarter of Section 11, Range 14 West, Township 14 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the northeast corner of Section 11 (Note: Reference bearing on the north line of Section 11 and the south line of Section 2 used as South 89°56'03" West.);

Thence, with said section line, South 89°56'03" West a distance of 554.61 feet to a 5/8" iron pin found capped "Claus 6456" in the west line of a 5.000 acres tract as conveyed to Terry L. and Joann E. Ihinger by Official Records Volume 1886, Page 94 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Ihinger tract, South 14°24'24" West a distance of 228.56 feet to a 5/8" iron pin found capped "Claus 6456" at the northwest corner of a 11.16 acre tract as conveyed to Terry L. and Joann E. Ihinger by Deed Volume 1886, Page 94 of the Muskingum County Recorder's Office;

Thence, with the west line of said 11.16 acres Ihinger tract, South 07°47'59" West a distance of 758.13 feet to a 1/2" iron pin found capped "RLS 5410" in the north line of a 39.23 acres tract as conveyed to John M. Abel by Deed Volume 1514, Page 427 of the Muskingum County Recorder's Office;

Thence, with the north line of said Abel tract, South 89°27'41" West a distance of 1,125.11 feet to a 5/8" iron pin found capped "Claus 6456" at the southeast corner of a 28.50 acres tract as conveyed to Michael E. Lewis by Official Records Volume 2093, Page 747 of the Muskingum County Recorder's Office, passing through two iron pins found capped "Claus 6456" at distances of plus 232.02 feet and plus 851.71 feet, respectively;

Thence, with the east line of said Lewis tract, North 01°24'38" West a distance of 1,637.98 feet to a 5/8" iron pin found capped "Claus 6456" in the south line of a 140 acres tract as conveyed The Oxford Oil Company by Tract II of Deed Volume 942, Page 226 of the Muskingum County Recorder's Office, passing through four 5/8" iron pins found capped "Claus 6456" at distances of plus 308.39 feet, plus 875.63 feet, plus 1,145.76 feet, and plus 1,422.31 feet, respectively, passing through another 5/8" iron pin found capped "Claus 6456" set in the north line of Section 11 at a distance of plus 981.86 feet, and passing through a 1/2" iron pin found uncapped at a distance of plus 1,637.65 feet;

Thence, with the south line of said Oxford Oil Company 140 acres tract, North 89°42'25" East a distance of 1,230.85 feet to a point in the centerline of Township Road No. 86 (Hoop Pole Road), passing through two 5/8" iron pins found capped "Claus 6456" at distances of plus 942.07 feet and plus 1,200.85 feet, respectively;

Thence, with the centerline of Township Road No. 86, the following three courses:

1. South 35°55'35" East a distance of 97.74 feet to a point;
2. thence South 37°48'35" East a distance of 98.18 feet to a point;
3. thence South 47°22'44" East a distance of 17.92 feet to a point at the northwest corner of a prior 1.041 acres split from Official Records Volume 2124, Page 246;

Page 2 of 2

Description of 45.591 acres

thence, with the west line of said 1.041 acres split, South 04°25'31" West a distance of 20.74 feet to a 5/8" iron pin found capped "Claus 6456" at the northern-most corner of a recent 1.023 acres split from Official Records Volume 2124, Page 246;

thence, with the west line of said 1.023 acres split, the following three courses four courses:

1. South 35°44'37" West a distance of 175.53 feet to an iron pin set;
2. thence South 10°15'39" West a distance of 122.77 feet to an iron pin set;
3. thence South 49°05'44" West a distance of 318.09 feet to an iron pin set in the south line of Section 2;
4. thence, with the section line, North 89°56'03" East a distance of 330.00 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 50.00 feet;

Containing 45.591 acres, more or less, of which:

27.059 acres are part of Aud. Par. 13-13-40-11-01-001 in the N.E. 1/4 of Sec. 11 and 18.532 acres are all of Aud. Par. 13-13-40-02-10-000 in the S.E. 1/4 of Section 2.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 86 (Hoop Pole Road).

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the north line of Section 11 and the south line of Section 2 used as an assumed bearing of South 89°56'03" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on a prior survey by Roger W. Claus, Registered Surveyor No. 6456 on September 22, 2007 and an actual field survey of February 19, 2010; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2124, Page 246.

Surveyor: **OFFICE COPY**
NOT RECORDABLE
 Date: Feb. 17, 2013
 Survey File: GB-1441G



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
 Date: 2/4/13 Fee Paid: -

DESCRIPTION APPROVED
 By: [Signature] 2/29/2013

SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF CLAY, BEING PART IN THE SOUTHEAST QUARTER OF SECTION 2 AND PART IN THE NORTHEAST QUARTER OF SECTION 11, RANGE 14 WEST, TOWNSHIP 14 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE".
- (4) SEVEN SURVEY PLATS BY RICHARD L. DANIELS.
- (5) SURVEY PLAT BY W.J. BIEDENBACH.
- (6) SURVEY PLAT BY RICHARD MAX GRAVES.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF SECTION 11 AND THE SOUTH LINE OF SECTION 2 USED AS SOUTH 89°56'03" WEST.

MICHAEL E. LEWIS
28.51 ACRES
O.R.V. 2124 PG. 246

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM PRECISE SURVEY BY BOOKER CLAUSS ON THE BASIS OF THE PORTION OF THE ORIGINAL SURVEY PLAT BY W.J. BIEDENBACH, DATED 11-11-11, AS SHOWN ON THE ATTACHED PLAT.

**OFFICE COPY
NOT FOR RECORD**

BOOKER CLAUSS
100 BROAD AVENUE
WOODFIELD, OHIO 43079
1.740.472.1262 OFFICE
1.740.472.5256 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

THE OXFORD OIL COMPANY
TRACT II - 24 ACRES
D.V. 942, PG. 229



SCALE 1" = 100'
0' 100' 200'

45.591 ACRES RESIDUE

REMAINDER OF
BRUNER LAND CO. INC.
27.059 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-11-00-11-01-001

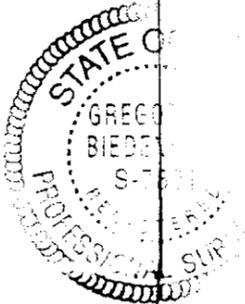
SCALE 1 : 2517.96

DESCRIPTION

APPROVED
By: *[Signature]*

| Line | Bearing | Distance |
|------|--------------|----------|
| 1 | N 74°00'58"E | 19.10' |
| 2 | S 4°25'31"W | 20.74' |
| 3 | N 15°44'53"E | 97.74' |
| 4 | N 77°24'33"E | 98.18' |
| 5 | N 47°25'55"W | 151.87' |

1.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
2.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
3.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
4.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
5.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
6.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
7.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
8.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
9.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD
10.27 ACRES - BLT TO SUTY UNAPPLIED
AND IS NOT TO BE USED FOR RECORD



SURVEY PLAT FILE: GB-14411
Revision: January 9, 2013 - Combined Parcel Nos.



REMAINDER OF
BRUNER LAND CO. INC.
3.118 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-11-00-10-000

2.064 Acres
NEW SPLIT FROM
BRUNER LAND CO. INC.
O.R.V. 2124 PG. 246

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

2/4/13
Date Fee Paid

Approved For Transfer
No On-Lot Sewage
Date 2/1/13
Zanesville - Muskingum Co.
Health Department